

CODE ENFORCEMENT BOARD
1st FLOOR COMMISSION CHAMBER
FORT LAUDERDALE CITY HALL
100 NORTH ANDREWS AVENUE
AUGUST 26, 2014
9:00 A.M.

| <u>Board Members</u> | <u>Attendance</u> | <u>Cumulative attendance</u> <u>2/2014 through 1/2015</u> | |
|-----------------------------|-------------------|--|---------------|
| | | <u>Present</u> | <u>Absent</u> |
| Howard Elfman, Chair | P | 5 | 1 |
| Chad Thilborger, Vice Chair | P | 4 | 2 |
| Paul Dooley | P | 6 | 0 |
| Genia Ellis | P | 6 | 0 |
| Joan Hinton | P | 5 | 1 |
| Howard Nelson | P | 5 | 1 |
| Lakni Mohnani | P | 3 | 0 |
| PJ Espinal [Alternate] | A | 0 | 5 |
| Joshua Miron [Alternate] | A | 2 | 3 |
| Robert Smith [Alternate] | A | 4 | 1 |

Staff Present

Bruce Jolly, Board Attorney
Rhonda Hasan, Assistant City Attorney
Jeri Pryor, Code Enforcement Supervisor/Clerk
Yvette Ketor, Secretary, Code Enforcement Board
Peggy Burks, Clerk III
Shani Allman, Clerk III
Portia Goldwire, Administrative Aide
Olivia Vargas, Clerk III [Interpreter]
Robert Masula, Building Inspector
Oliva, Building Inspector
Alex Hernandez, Interim Building Official
Jamie Opperee, Prototype Inc., Recording Secretary

Communication to the City Commission

None.

Respondents and Witnesses

CE13020127: Barry Smith, owner's husband
CE14041293: Bobbi Lee Meloro, attorney, Marc Ross Karmatz, neighbor; Frank Link, neighbor
CE14041304; CE14041296; CE14041306; CE14041300: Nectaria Chakas; Marc Ross Karmatz, neighbor; Frank Link, neighbor

CE14070292: Dylan Lagi, owner
CE13111632: Adela Dineto, property representative; Josephine Jones, previous owner;
Victor Shkurka, general contractor
CE14020896: Sean Faga, general contractor's representative
CE14022025: Gabriella Urso, property manager
CE14031823: James Wickham, owner; Peter Albert Fogg, builder
CE13121736: Matthew Lunde, owner
CE14031651: Jeffrey Burton, owner
CE13120935: Joey Partin, owner
CE14010280: CE14031887: Gary Ansley, general contractor
CE13021763: John Chidsey, owner
CE13071954: Alfred Green, owner's husband
CE14010441: Jean-Luc Veraguas, owner
CE08070448: Claire Clark, owner's representative; Goran Dragoslavic, owner
CE14021336; CE14030974: Rosa Katia, owner's representative
CE13020389: John Malec, owner
CE14070818: Dennis Brooks, owner; Tho Brooks, owner
CE14021595: Mordeci Ailos, owner
CE10121827: Rose Taylor, owner
CE14051417: Mario Alexander Gonzalez Cabrera, property manager; Ryan Aboud,
attorney
CE13100823: Martha Elena Carmenates, owner's representative
CE11121644: Edwin stacker, attorney
CE11110991: Marilyn Gallington, owner
CE13091496: Anthony Soroka, attorney
CE14050776: Elsa Rodriguez, company representative
CE13091177: Randall Styczynsky, owner; Robin Aasterud, owner's girlfriend
CE13120735: Steven Altland, owner; Francis Altland, owner
CE14071463: Annmarie Talerico, owner
CE14051967: Anthony Cicalese, tenant

[The meeting was called to order at 9:00 a.m.

Individuals wishing to speak on any of the cases on today's agenda were sworn in.

Case: CE11121644

2765 Northeast 14 Street #PH1(PHW)
FALK, CHARLES E SR

This case was first heard on 10/23/12 to comply by 1/22/13. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, stated there had been no permit activity and he did not support any additional extensions. Regarding the variance, Inspector Masula said it had been denied and the owner was appealing that decision.

Edwin Stacker, attorney, confirmed that the owner's appeal of the variance denial was still pending. He requested additional time, and said the owner would act as soon as the appeal was settled. Mr. Stacker said as a matter of law, he thought his client was entitled to a stay from enforcement pending the appeal but he had not requested a stay at the court level.

Ms. Hasan said there was no automatic stay of enforcement pending the appeal.

Motion made by Mr. Nelson, seconded by Mr. Thilborger, to grant a 63-day extension to 10/28/14, during which time no fine would accrue. In a voice vote, motion passed 6-1 with Mr. Dooley opposed.

Case: CE13091496

2900 Northeast 30 Street
LAUDERDALE TOWER CONDO ASSN INC

This case was first heard on 11/26/13 to comply by 1/28/14. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, stated the contractor of record had been updated and the application was pending landscaping review corrections.

Anthony Soroka, attorney, stated the landscape plans had been submitted the previous day and requested an extension. He reminded the Board that this was an after-the-fact application for work done by a previous owner.

Motion made by Mr. Nelson, seconded by Mr. Thilborger, to amend the 4/22/14 Order comply-by date to 7/22/14, removing the accrued fines. In a voice vote, motion passed 7-0.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to grant a 63-day extension to 10/28/14, during which time no fine would accrue. In a voice vote, motion passed 7-0.

Case: CE13100823

2724 Northeast 15 Street
2724 Northeast 15 LLC

This case was first heard on 3/25/14 to comply by 4/22/14. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported that the permit had passed plan review but required a contractor of record and fee payment. Once this was done and the permit was issued, the property would be in compliance.

Martha Elena Carmenates, the owner's representative, requested a 15-day extension. She stated the owner had already paid the permit fees.

Motion made by Mr. Nelson, seconded by Mr. Thilborger, to grant a 28-day extension to 9/23/14, during which time no fine would accrue. In a voice vote, motion passed 7-0.

Case: CE08070448

1431 Northwest 11 Place
DRAGOSLAVIC, GORAN
DRAGOSLAVIC, TERESA

This case was first heard on 6/24/14 to comply by 8/26/14. Violations were as noted in the agenda. The property was not in compliance.

George Oliva, Building Inspector, said the master drawings had been resubmitted with corrections and recommended a 63-day extension. He confirmed that no work had been done since the Stop Work Order had been issued; the work had been done by a previous owner.

Goran Dragoslavich, owner, said he had hired a general contractor and presented photos showing no additional work had been done.

Motion made by Mr. Nelson, seconded by Mr. Thilborger, to grant a 63-day extension to 10/28/14, during which time no fine would accrue. In a voice vote, motion passed 7-0.

Case: CE14031651

937 Northwest 13 Street
LEVY, JEFFREY B

This case was first heard on 7/22/14 to comply by 8/26/14. Violations were as noted in the agenda. The property was not in compliance.

George Oliva, Building Inspector, reported FBC 105.1 was in compliance; only FBC 110.9 remained in violation. He recommended a 91-day extension.

Jeff Levy, owner, said they had done everything he could since being notified of the violation and he was just waiting for the plumber.

Motion made by Mr. Nelson, seconded by Mr. Thilborger, to grant a 91-day extension to 11/25/14, during which time no fine would accrue. In a voice vote, motion passed 7-0.

Case: CE13020127

111 Southwest 2 Avenue
111 PROPERTIES INC
% CARA EBERT CAMERON PA

This case was first heard on 3/25/14 to comply by 4/22/14. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the master permit and four sub-permits were issued on 8/8/14. One additional permit, for the fire sprinkler, was yet to be issued.

Mr. Nelson pointed out that fire sprinklers were not included on the citation, so the Board considered the case complied. Inspector Masula said the sprinkler requirement was discovered during plan review.

Ms. Hasan said it was the City's position that the repairs were not complete; part of addressing the violations included the sprinkler system requirement. Mr. Nelson reiterated that this had not been brought to the Board as part of the violation.

The Board took no action.

Case: CE13091177

3210 Northwest 63 Street
STYCZYNSKY, RANDALL W

This case was first heard on 11/26/13 to comply by 1/28/14, amended to 2/25/14. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported there had been no permit activity.

Randall Styczynsky, owner, reminded the Board that he had been involved in a near-fatal car accident in January and had been in a coma. While in the coma, he had been fired from his job. Mr. Styczynsky thought he could begin working on pulling the permits in two weeks.

Motion made by Mr. Nelson, seconded by Mr. Dooley, to grant a 91-day extension to 11/25/14, during which time no fine would accrue. In a voice vote, motion passed 7-0.

Case: CE14010280

1341 Northwest 3 Avenue
VILLA, ROBERT
VILLAGOMEZ, JOSE C TERRAZAS ETAL

This case was first heard on 6/24/14 to comply by 8/26/14. Violations were as noted in the agenda. The property was not in compliance.

George Oliva, Building Inspector, said the master permit needed corrections and recommended a 63-day extension.

Gary Ansley, general contractor, said the revised plans had been submitted and he had received new comments from mechanical.

Motion made by Mr. Nelson, seconded by Ms. Ellis, to grant a 63-day extension to 10/28/14, during which time no fine would accrue. In a voice vote, motion passed 7-0.

Case: CE14031887

1140 Northwest 4 Avenue
VILLA, ROBERT

Service was via posting on the property on 8/12/14 and at City Hall on 8/13/14.

George Oliva, Building Inspector, testified to the following violations:
FBC(2010) 105.1

- THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION WORK PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS, INSPECTIONS AND THE CERTIFICATE OF OCCUPANCY FROM THE CITY BUILDING DEPARTMENT:
1. ONE SECTION OF THE GARAGE HAS BEEN ENCLOSED.
 2. THE APPROVED USE HAS BEEN CHANGED TO A LIVING SPACE.
 3. A DUCTED CENTRAL A/C WAS INSTALLED IN THE MAIN BUILDING.
 4. THE WINDOWS WERE REPLACED AT THE REAR BUILDING GARAGE.
 5. ON THE FRONT OF THE MAIN BUILDINGS OPENINGS, WINDOWS WERE REPLACED.
 6. AN OVERHANG ADDITION WAS BUILT AT THE REAR OF THE GARAGE TO COVER THE NEW WASHER AND DRYER AREA.

FBC(2010) 105.4.4

THE PLUMBING SYSTEM OF THE FACILITY HAS BEEN ALTERED WITHOUT OBTAINING A PERMIT IN THE FOLLOWING MANNER, INCLUDING BUT NOT LIMITED TO:

1. PLUMBING ALTERATIONS WERE DONE TO BUILD A NEW KITCHEN AND BATHROOM INSIDE THE ENCLOSED SECTION OF THE GARAGE.
2. REAR LAUNDRY FACILITY WITH NEW WASTE PIPE, HOT AND COLD WATER SUPPLY PIPES WERE HOOKED-UP TO THE NEW PLUMBING FIXTURES.

FBC(2010) 105.4.5

THE ELECTRICAL SYSTEM OF THE FACILITY HAS BEEN CHANGED WITHOUT OBTAINING A PERMIT IN THE FOLLOWING MANNER, INCLUDING BUT NOT LIMITED TO:

1. ALTERATIONS WERE DONE TO THE ELECTRICAL SYSTEM TO BUILD THE APARTMENT INSIDE THE GARAGE WITH NEW CIRCUITS FOR THE WINDOWS A/C, LIGHTS AND WALL OUTLETS, 220V POWER SUPPLY TO THE NEW KITCHEN AREA, CENTRAL A/C AND DRYER.
2. AT THE TIME OF MY INSPECTION, THERE WAS ELECTRICAL WORK IN PROGRESS AND BY HIS ACTIONS THE OWNER IS INCREASING THE AMPERAGE LOAD IN THE MAIN ELECTRICAL PANEL OVER THE TOTAL AMPS LOAD RATING THAT WAS PERMITTED. IT HAS BECOME AN ELECTRICAL FIRE HAZARD.

FBC(2010) 105.4.11

THE MECHANICAL SYSTEM OF THE FACILITY HAS BEEN CHANGED WITHOUT OBTAINING A PERMIT IN THE FOLLOWING MANNER, INCLUDING BUT NOT LIMITED TO:

1. A DUCTED CENTRAL A/C SYSTEM WITH 7.5 KW ELECTRICAL HEATERS WAS INSTALLED IN THE MAIN DWELLING.

FBC(2010) 110.9

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT THE PERMITTING AND INSPECTION PROCESS.

Inspector Oliva submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 28 days or a fine of \$125 per day, per violation.

Gary Ansley, general contractor, referred to the property's permit history and claimed that there were permits covering the central air conditioning unit, the re-roof, the fence, the sewer tap-in and the front porch.

Inspector Oliva stated the central air conditioning permit referred to the unit installed in the 1970s. There was a new central air conditioning unit, new windows and the new bathroom. Mr. Ansley admitted he had not inspected the air conditioning unit.

Mr. Nelson noted there was significant work in progress in the property. Mr. Ansley stated he had not performed/was not performing any of the ongoing work. Mr. Ansley said there was a tenant in front of the property but none in the rear.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 28 days, by 9/23/14 or a fine of \$125 per day, per violation, would begin to accrue and to record the order. In a voice vote, motion passed 6-1 with Ms. Ellis opposed.

Case: CE13111632

335 Southwest 18 Avenue
Jones, Richard H. III
Jones, Josephine
SOFREI LLC

This case was first heard on 3/25/14 to comply by 5/27/14, amended to 6/24/14. Violations and extensions were as noted in the agenda. The property was not in compliance.

George Oliva, Building Inspector, said no permit application had been submitted and recommended a 28-day extension.

Josephine Jones, the former owner, stated the property had been sold in May and she had disclosed the violations.

Adela Dineto said she represented the new owner, Derek Scheinman, and she was hiring contractors and they had filed a Notice of Commencement the previous day. She explained Mr. Scheinman had been in an accident.

Victor Shkurka, general contractor, stated they had an architect working on the drawings.

Ms. Dineto confirmed there was a tenant in the property. She reported the carport roof had been removed.

Motion made by Mr. Nelson, seconded by Mr. Thilborger, to grant a 63-day extension to 10/28/14, during which time no fine would accrue. In a voice vote, motion passed 7-0.

Case: CE11110991

2845 Southwest 4 Street
GALLINGTON, MARILYN K

This case was first heard on 11/26/13 to comply by 1/28/14. Violations and extensions were as noted in the agenda. The property was not in compliance.

George Oliva, Building Inspector, reported the owner was making progress and recommended a 91-day extension.

Marilyn Gallington, owner, confirmed she was working with Inspector Oliva.

Motion made by Mr. Nelson, seconded by Mr. Thilborger, to grant a 91-day extension to 11/25/14, during which time no fine would accrue. In a voice vote, motion passed 7-0.

Case: CE13121736

837 North Andrews Avenue
LUNDE, MATTHEW J

This case was first heard on 6/24/14 to comply by 8/26/14. Violations were as noted in the agenda. The property was not in compliance.

George Oliva, Building Inspector, said the owner was making progress and recommended a 63-day extension.

Motion made by Mr. Nelson, seconded by Mr. Thilborger, to grant a 63-day extension to 10/28/14, during which time no fine would accrue. In a voice vote, motion passed 7-0.

Case: CE13120735

3732 Southwest 12 Court
ATLAND, FRANCIS

This case was first heard on 3/25/14 to comply by 4/22/14. Violations and extensions were as noted in the agenda. The property was not in compliance.

George Oliva, Building Inspector, said he had walked through the property with the owner and the central air still required inspection. He recommended a 28-day extension.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to grant a 28-day extension to 9/23/14, during which time no fine would accrue. In a voice vote, motion passed 7-0.

Case: CE13071954

1217 Northwest 18 Avenue
BENTLEY, LEON & EASTER

This case was first heard on 3/25/14 to comply by 5/27/14, amended to 6/24/14. Violations, notice and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of the fine, which would begin to accrue on 8/27/14 and would continue to accrue until the property complied.

George Oliva, Building Inspector, reported there had been no progress since June 13 when the plans had been taken out for corrections.

Alfred Green, the owner's husband, said the architect had left town for a time, causing a delay. He said he needed to meet with one of the plan reviewers to find out what changes were needed on the plans. Mr. Green produced photos of the property on his cell phone.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to grant a 28-day extension to 9/23/14, during which time no fine would accrue. In a voice vote, motion passed 7-0.

Case: CE14021595

1842 Northeast 26 Avenue
AILOS, MORDECHAI M

This case was first heard on 4/22/14 to comply by 7/22/14. Violations and notice were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$510 fine, which would continue to accrue until the property complied.

Robert Masula, Building Inspector, stated three permit applications had been submitted after the last hearing and were all pending plan review. He said he would not oppose an extension.

Mordecai Ailos, owner, said he had obtained a new survey for the fence and details for the pavers. He still needed a letter from his architect regarding the cantilevered deck. Mr. Ailos requested an extension.

Motion made by Mr. Nelson, seconded by Mr. Thilborger to amend the 4/22/14 Order comply-by date to 8/26/14, removing the accrued fines. In a voice vote, motion passed 7-0

Motion made by Mr. Nelson, seconded by Mr. Dooley, to grant a 63-day extension to 10/28/14, during which time no fine would accrue. In a voice vote, motion passed 7-0.

Case: CE10121827

2491 Northwest 16 Court
TAYLOR, ROSE

This case was first heard on 6/24/14 to comply by 7/22/14. Violations and extensions were as noted in the agenda. The property was not in compliance.

George Oliva, Building Inspector, reported the permits were ready to be issued and recommended a 28-day extension. The owner had been present earlier, but Inspector Oliva had advised her to go to the Building Department to pick up the permits.

Motion made by Mr. Nelson, seconded by Mr. Thilborger, to grant a 28-day extension to 9/23/14, during which time no fine would accrue. In a voice vote, motion passed 7-0.

Case: CE14010441

1415 Northwest 19 Avenue
VERAGUAS, JEAN LUC

This case was first heard on 4/22/14 to comply by 6/24/14. Violations and extensions were as noted in the agenda. The property was not in compliance.

George Oliva, Building Inspector, said the owner had been present earlier and reported 105.1 was fully complied. The owner only needed final inspection for 110.9. He recommended a 28-day extension.

Motion made by Mr. Nelson, seconded by Mr. Thilborger, to grant a 28-day extension to 9/23/14, during which time no fine would accrue. In a voice vote, motion passed 7-0.

Case: CE14020896

515 Southwest 1 Avenue
TWIN WAREHOUSE LIMITED PARTNERSHIP

This case was first heard on 6/24/14 to comply by 8/26/14. Violations were as noted in the agenda. The property was not in compliance.

George Oliva, Building Inspector, reported the permits were ready to be issued.

Sean Faga, representing the owner, felt there was some confusion when he tried to pick up the permits the previous week. He agreed to pick up the permits.

Motion made by Mr. Nelson, seconded by Mr. Thilborger, to grant a 28-day extension to 9/23/14, during which time no fine would accrue. In a voice vote, motion passed 7-0.

Case: CE14022025

619 Southwest 20 Terrace
FIVE TEN FLORIDA IV LLC

This case was first heard on 7/22/14 to comply by 8/26/14. Violations were as noted in the agenda. The property was not in compliance.

George Oliva, Building Inspector, reported there was progress and recommended a 63-day extension.

Gabriella Urso, property manager, agreed to work with Inspector Oliva regarding the permits.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to grant a 63-day extension to 10/28/14, during which time no fine would accrue. In a voice vote, motion passed 7-0.

Case: CE13020389

1533 Southwest 20 Avenue
MALEC, JOHN J

This case was first heard on 6/24/14 to comply by 8/26/14. Violations were as noted in the agenda. The property was not in compliance.

George Oliva, Building Inspector, reported the window violation was complied but a couple of other violations were still open.

John Malec, owner, stated the shed and pavers had been removed, and displayed photos on his cell phone. Inspector Oliva confirmed the case was complied.

Case: CE14030974

2410 Northwest 21 Street
TUCHOW, TYLER

This case was first heard on 6/24/14 to comply by 7/22/14. Violations and extensions were as noted in the agenda. The property was not in compliance.

George Oliva, Building Inspector, reported FBC 105.1 item 1B, and FBC 105.1 item 2 were complied. The owner had applied for the air conditioner permit but it had not been issued yet. He recommended a 28-day extension.

Rosa Katia, the owner's representative, said the owner was finishing up.

Motion made by Mr. Nelson, seconded by Mr. Thilborger, to grant a 63-day extension to 10/28/14, during which time no fine would accrue. In a voice vote, motion passed 7-0.

Case:CE14021336

1436 Northwest 3 Ave.
TUCHOW, TYLER

This case was first heard on 7/22/14 to comply by 8/26/14. Violations and notice were as noted in the agenda. The property was not in compliance and the City was requesting imposition of the fine, which would begin to accrue on 8/27/14 and would continue to accrue until the property complied.

George Oliva, Building Inspector, reported there was no compliance and there appeared to be a tenant living in the rear apartment.

Rosa Katia, the owner's representative, said the property was totally vacant and had been for a while. She said the rear apartment was used as a store room.

Inspector Olive said the violation concerned the illegal conversion. He would not comply the violations until he inspected to confirm the space had been converted back to a storage room.

Mr. Nelson advised Ms. Katia to consult with Inspector Oliva and the owner.

The Board took a brief break and heard other cases after returning.

Upon returning to this case, Ms. Katia said she had spoken with the owner and he had stated the efficiency unit was advertised to be in the property when Mr. Tuchow purchased it. Mr. Nelson recalled that the violation had been complied while Mr. Tuchow owned the property but the efficiency had subsequently been rented again later. Ms. Katia said the owner had agreed to remove the stove and asked exactly what must be done to comply. Ms. Ellis said it was clear in the violation what must be done to comply.

Inspector Oliva said the illegal toilet and sink had been removed but Mr. Tuchow had put it back and rented the efficiency. Mr. Tuchow was fully aware that the efficiency was not legal in this single-family dwelling.

Ms. Hasan explained that when a person owned multiple properties, liens could be attached to all properties owned by that person. Fines could also be higher for individual violations because this was a repeat violation of a 2010 case.

Ms. Katia stated Mr. Tuchow had informed her that the renters in the front unit had done the work in the back unit and rented it out.

Motion made by Mr. Nelson, seconded by Mr. Thilborger to find that the violations were not complied by the Order date, and therefore a fines as stated in the Order would begin on 8/27/14 and would continue to accrue until the violations were corrected. In a voice vote, motion passed 6-1 with Mr. Mohnani opposed.

Case: CE13120935

1133 Southwest 5 Place
COOK, KAMERIN
PARTIN, JOEY

This case was first heard on 7/22/14 to comply by 8/26/14. Violations were as noted in the agenda. The property was not in compliance.

George Oliva, Building Inspector, said no new permit application had been submitted. He presented copies of the permits that had been issued and voided.

Joey Partin, owner, stated Charles Nickert at the Building Department had voided the permit. He now had to meet with the architect to submit a new copy of the plans. Inspector Oliva said the Building Department sent notices to owners to pick up their plans because they would be voided after 90 days but it was not mailed certified. Mr. Partin said he had not received the notice.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to grant a 91-day extension to 11/25/14, during which time no fine would accrue. In a voice vote, motion passed 7-0.

Case: CE14041293

209 N Ftl Beach Blvd 2B
PERLO, LISA LUTOFF

Certified mail sent to the owner was accepted on 8/12/14.

Robert Masula, Building Inspector, testified to the following violation:
FBC(2010) 105.1

THE CONDOMINIUM UNIT HAS BEEN ALTERED WITH THE
INSTALLATION OF AN ENTRY DOOR IN THE CORRIDOR
WITHOUT A PERMIT.

Bobbi Lee Meloro, attorney, reported her client had recently purchased the unit and the work had been done by a prior owner.

Inspector Masula submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 28 days or a fine of \$100 per day. He stated a permit application had been submitted but had failed plan review and needed to be picked up for corrections. Inspector Masula said the unit owner need to allow him access to the unit to confirm what work had been done.

Ms. Meloro said her client did not know how the unit had been altered. She stated they had submitted a permit application and were cooperating with the City. She requested 90 days.

Mr. Nelson asked if any unit owners were not being cooperative. Inspector Masula stated if these five unit owners had been cooperative 90 days ago, the cases would not have been brought to the Board. Ms. Hasan stated unit owners' attorneys and a contractor had met with her and the Building Official the previous Friday to address the issues. Ms. Hasan guessed that some of the changes were made during a condo conversion.

Frank Link, neighbor, explained that a small hallway section with three entries into each condo had been closed off with a wall and one door installed. He stated all unit owners owned a portion of the hallway common areas and the individual owners had no right to enclose them. Mr. Link said work on the individual apartments had taken place over the last 15 years. He said the condominium documents had not been modified to reflect the alterations. Mr. Link informed the Board that the former building manager, a contractor, had done a lot of work on the building without permits.

Marc Ross Karmatz, neighbor, said the handyman who had done the work had shown him how he reconfigured electrical in one of the units. He confirmed that the former building manager had been involved.

Ms. Meloro reiterated that her client had not done the work and was trying to cooperate.

The Board heard from the attorney representing the other four cases at this address before rendering a decision.

Upon returning to the case, Mr. Nelson noted that this Notice of Violation only mentioned installation of an entry door without a permit; other issues raised by the neighbors were not part of this case.

Motion made by Mr. Nelson, seconded by Ms. Ellis, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 10/28/14 or a fine of \$25 per day would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

The following four cases for the same address were heard together.

Case: CE14041296

209 N Ftl Beach Blvd 5B
ROSELLI, ROBERT M

Certified mail sent to the owner was accepted on 8/12/14.

Robert Masula, Building Inspector, testified to the following violation:
FBC(2010) 105.1

THE CONDOMINIUM UNIT HAS BEEN ALTERED WITH THE
INSTALLATION OF AN ENTRY DOOR WITHOUT A PERMIT.

Inspector Masula submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 28 days or a fine of \$100 per day.

Nectaria Chakas, attorney, said for cases CE14041296, CE14041300 and CE14041304, the photos showed more extensive work than she was led to believe had been done per the Notice of Violation, which stated only that a door had been installed without a permit. She said the owner of this unit had applied for a permit for the door and received three comments back, which they were addressing. For case CE14041306, Ms. Chakas was attending for another attorney, and the violations cited in the Notice were more extensive. For that case, the other attorney had authorized Ms. Chakas to admit the violation and move forward with the 90-day extension. Ms. Chakas said she was not willing to admit any violation other than the entry door installation for the first three cases.

Ms. Chakas stated she had been unable to view photos of the violations when she visited the Building Department. Ms. Pryor explained that the photos from the inspector might not have been put in the file yet when Ms. Chakas made the request.

The Board agreed to defer their ruling until evidence was presented regarding the three remaining cases at the same address.

Upon returning to the case, Mr. Nelson noted that this Notice of Violation only mentioned installation of an entry door without a permit; other issues raised by the neighbors were not part of this case.

Motion made by Mr. Nelson, seconded by Mr. Thilborger, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 10/28/14 or a fine of \$25 per day would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

Case: CE14041300

209 N Ftl Beach Blvd 8B
ROBINSON, ANTHONY

Certified mail sent to the owner was accepted on 8/12/14.

Robert Masula, Building Inspector, testified to the following violation:
FBC(2010) 105.1

THE CONDOMINIUM UNIT HAS BEEN ALTERED WITH THE
INSTALLATION OF AN ENTRY DOOR IN THE CORRIDOR
WITHOUT A PERMIT.

Inspector Masula submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 28 days or a fine of \$100 per day.

Upon returning to the case, Mr. Nelson noted that this Notice of Violation only mentioned installation of an entry door without a permit; other issues raised by the neighbors were not part of this case.

Motion made by Mr. Nelson, seconded by Mr. Thilborger, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 10/28/14 or a fine of \$25 per day would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

Case: CE14041304

209 N Ftl Beach Blvd 11B
FOULON, GILBERT & KATHLEEN

Service was via posting on the property on 8/20/14 and at City Hall on 8/13/14.

Robert Masula, Building Inspector, testified to the following violation:
FBC(2010) 105.1

THE CONDOMINIUM UNIT HAS BEEN ALTERED WITH THE
INSTALLATION OF AN ENTRY DOOR IN THE CORRIDOR
WITHOUT A PERMIT.

Inspector Masula submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 28 days or a fine of \$100 per day.

This was another case in which the Notice of Violation only mentioned installation of an entry door without a permit; other issues raised by the neighbors were not part of this case.

Motion made by Mr. Nelson, seconded by Mr. Thilborger, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 10/28/14 or a fine of \$25 per day would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

Case: CE14041306

209 N Ftl Beach Blvd 9G
CORDOVA BERRIOS, NIVEA

Certified mail sent to the owner was accepted on 8/12/14.

Robert Masula, Building Inspector, testified to the following violation:
FBC(2010) 105.1

THE CONDOMINIUM UNIT HAS BEEN ALTERED WITH THE
REMOVAL OF AN ENTRY DOOR AND THE BLOCKING UP OF
THE DOOR OPENING WITHOUT A PERMIT.

Inspector Masula submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 28 days or a fine of \$100 per day. He stated a permit application had been submitted but had failed plan review and needed to be picked up for corrections. He stated the unit owner need to allow him access to the unit to confirm what work had been done.

Nectaria Chakas, attorney for the owner, requested 90 days.

Marc Ross Karmatz, neighbor, said the owner of unit 4G had cooperated with Inspector Masula and those changes had been corrected. He had seen the changes in this unit, and stated, "Almost the same exact layout was done."

Motion made by Mr. Nelson, seconded by Mr. Thilborger, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 10/28/14 or a fine of \$25 per day would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

Mr. Thilborger left the hearing at 11:14.

Case: CE14031823

733 Northwest 15 Terrace
WICKHAM, JAMES DAVID

Certified mail sent to the owner was accepted on 8/7/14.

George Oliva, Building Inspector, testified to the following violations:
FBC(2010) 105.1

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION WORK PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS, INSPECTIONS AND THE CERTIFICATE OF OCCUPANCY FROM THE CITY BUILDING DEPARTMENT:

1. A COMPLAINT WAS RECEIVED FROM PD IN REFERENCE TO A STRUCTURE ON THE REAR OF THE DWELLING THAT WAS BUILT AND IS USED AS A ROOM OR SLEEPING QUARTERS.

FBC(2010) 110.9

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED-UP WITHOUT OBTAINING THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT THE PERMITTING AND INSPECTION PROCESS.

Inspector Oliva submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 63 days or a fine of \$25 per day, per violation.

Peter Albert Fogg, builder, said the new drawings had been submitted the previous day.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 10/28/14 or a fine of \$25 per day, per violation, would begin to accrue and to record the order. In a voice vote, motion passed 6-0.

Case: CE13021763

1200 Citrus Isle
LAZARIDI, ALLEN

Service was via posting on the property on 8/12/14 and at City Hall on 8/13/14.

George Oliva, Building Inspector, testified to the following violations:
FBC(2010) 105.1

THE SINGLE FAMILY DWELLING HAS BEEN ALTERED BY A REMODELING PROJECT THAT INCLUDES BUT IS NOT LIMITED TO THE FOLLOWING WORK WITHOUT A PERMIT:

1. CARPORT ENCLOSED.
2. NEW WINDOWS HAVE BEEN INSTALLED.
3. NEW EXTERIOR DOORS HAVE BEEN INSTALLED.
4. NEEDS PERMIT FOR ELECTRICAL WORK TO THE DOCK.

FBC(2010) 110.9

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS

APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT
THE PERMITTING AND INSPECTION PROCESS.

Inspector Oliva submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence. He said he had spoken with the owner and agreed to recommend ordering compliance within 91 days or a fine of \$25 per day, per violation.

The owner [name redacted], said he had submitted all of the plans for the permits.

Mr. Nelson explained that retired police officers owned property under aliases.

Motion made by Mr. Nelson, seconded by Ms. Ellis, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 91 days, by 11/25/14 or a fine of \$25 per day, per violation, would begin to accrue and to record the order. In a voice vote, motion passed 6-0.

Case: CE14051967

5130 North Federal Highway # 2
TFRE HOLDINGS INC

Certified mail sent to the registered agent was accepted on 8/12/14.

Robert Masula, Building Inspector, testified to the following violation:
FBC(2010) 105.1

CREATED A WALK-THRU/DOORWAY BETWEEN TWO
COMMERCIAL SPACE UNITS. THIS IS A FIRE WALL AND
ALL CONCRETE. THE WORK WAS DONE WITHOUT THE
REQUIRED PERMITS OR INSPECTIONS.

Inspector Masula submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 63 days or a fine of \$20 per day.

Anthony Cicalese, tenant, admitted the violation and said he would hire an architect to work toward complying the violation. He said he had spoken with the owner about the violation.

Motion made by Mr. Nelson, seconded by Ms. Ellis, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 10/28/14 or a fine of \$20 per day would begin to accrue and to record the order. In a voice vote, motion passed 6-0.

Case: CE14051417

2500 Southwest 14 Avenue
THE GROVE AT RIVER OAKS
HOMEOWNERS ASSOCIATION INC

Certified mail sent to registered agent was accepted on 8/11/14.

George Oliva, Building Inspector, testified to the following violations:
FBC(2010) 105.1

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION
WORK PERFORMED WITHOUT OBTAINING THE REQUIRED
PERMITS AND INSPECTIONS:

1. THE POOL LIGHT AND THE LIGHTING AROUND THE POOL
WERE INSTALLED OR REPLACED.
2. THE SEPTIC TANK WAS ABANDONED AND THE SEWER
LINE WAS CONNECTED TO THE MAIN SEWER FROM BROWARD
COUNTY WITHOUT PASSING THE FINAL INSPECTIONS AND
CLOSE THE PERMIT. IT WAS LEFT TO EXPIRE AND TODAY
IT REMAINS WORK WITHOUT A PERMIT.

FBC(2010) 110.9

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS
APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT
THE PERMITTING AND INSPECTION PROCESS.

Inspector Oliva said the case was begun pursuant to a complaint. He submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 63 days or a fine of \$25 per day, per violation.

Ryan Aboud, attorney, requested additional time to resolve the septic tank issue. He said there was no documentation regarding the septic tank in the association's files and no condo board members could recall this issue coming up. He assured the Board that the association would comply, but requested time to determine what needed to be done.

Inspector Oliva presented Mr. Aboud with a copy of the 2008 expired permit regarding the septic violation and said three notifications had already been provided to the association.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 10/28/14 or a fine of \$25 per day, per violation, would begin to accrue and to record the order. In a voice vote, motion passed 6-0.

Case: CE14070818

1641 North Andrews Sq
BROOKS FAMILY PROPERTIES IV LLC

Certified mail sent to the owner was accepted on 8/14/14.

Robert Masula, Building Inspector, testified to the following violations:
FBC(2010) 105.1

1. A CARPORT STRUCTURE WAS BUILT/OR REBUILT WITHOUT THE REQUIRED PERMITS OR INSPECTIONS.
2. THE KITCHEN HAS BEEN REMODELED WITHOUT THE REQUIRED PERMITS OR INSPECTIONS.

FBC(2010) 105.4.4

THE KITCHEN WAS REMODELED WITHOUT THE REQUIRED PERMITS OR INSPECTIONS WHICH INCLUDED THE REMOVAL AND REPLACEMENT OF THE PLUMBING FIXTURES.

Inspector Masula reported a Stop Work Order had been posted on the property on 7/10/14. He submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 28 days or a fine of \$25 per day, per violation.

Dennis Brooks, owner, stated he had hired an architect and described progress he was making to comply. He requested 90 days.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 10/28/14 or a fine of \$25 per day, per violation, would begin to accrue and to record the order. In a voice vote, motion passed 6-0.

Case: CE14050776

3200 South Andrews Avenue
GERALDINE M ADAMS TR
ADAMS, GERALDINE TRSTEE

Service was via posting on the property on 8/12/14 and at City Hall on 8/13/14.

George Oliva, Building Inspector, testified to the following violations:
FBC(2010) 105.1

- WAREHOUSE BAYS 202 AND 203 HAVE BEEN ALTERED IN THE FOLLOWING MANNER WITHOUT PERMITS:
1. A NON-FIRE RATED WOOD FRAME MEZZANINE IS BEING USED AS A SECOND FLOOR FOR STORAGE WAS BUILT INSIDE THE WAREHOUSE.

2. THE FIRE PARTITION WAS CUT TO ALLOW A WALKWAY FROM THE SECOND FLOOR TO THE MEZZANINE OR TO TRAVEL FROM ONE SIDE OF THE SECOND FLOOR TO THE OTHER INSIDE THE WAREHOUSES.
3. THE SEPARATION WALL OR FIRE PARTITION BETWEEN THE TWO WAREHOUSES AND THE OFFICE SPACE WERE OPENED TO CONNECT THE TWO WAREHOUSES ON THE FIRST FLOOR AND TO ALLOW FREE TRAVEL FROM ONE TO THE OTHER.

FBC(2010) 110.9

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT THE PERMITTING AND INSPECTION PROCESS.

Inspector Oliva stated the case was begun pursuant to a complaint from the Fire Marshal's office. He submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 63 days or a fine of \$75 per day, per violation.

Elsa Rodriguez, company representative, said they had hired an architect and they had a contractor who would do the work. Inspector Oliva said the general contractor was coming into the City that day to present the permit application at the Building Department.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 10/28/14 or a fine of \$75 per day, per violation, would begin to accrue and to record the order. In a voice vote, motion passed 6-0.

Case: CE14071463

4040 Galt Ocean Drive # 216

TALERICO FAMILY LIMITED PARTNERSHIP

Service was via posting on the property on 8/20/14 and at City Hall on 8/13/14.

Robert Masula, Building Inspector, testified to the following violations:

FBC(2010) 105.1

THE BATHROOM HAS BEEN COMPLETELY DEMOLISHED AND IS IN THE PROCESS OF BEING REMODELED WITHOUT THE REQUIRED PERMITS OR INSPECTIONS.

FBC(2010) 105.4.4

THE PLUMBING FIXTURES HAVE BEEN REMOVED AND THE BATHROOM IS PENDING BEING REMODELED WITHOUT THE REQUIRED PLUMBING PERMIT.

FBC(2010) 105.4.5

THE ELECTRICAL FIXTURES AND SWITCHES HAVE BEEN
REMOVED AND THE BATHROOM IS PENDING BEING
REMODELED WITHOUT THE REQUIRED ELECTRICAL PERMIT.

Inspector Masula submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 63 days or a fine of \$25 per day, per violation.

Annmarie Talerico, owner, said they had applied for the permit and requested 63 days to comply.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 10/28/14 or a fine of \$25 per day, per violation, would begin to accrue and to record the order. In a voice vote, motion passed 6-0.

Case: CE14070292

313 Northeast 2 Street # 701
LAGI, DYLAN MATTHEW

This case was first heard on 7/22/14 to comply by 8/26/14. Violations were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, stated the owner had resubmitted the application corrections.

Dylan Lagi, owner, reported he had submitted the corrections for plan review.

Inspector Masula said the owner had submitted the original application on 1/27/14. It had failed review and was picked up for corrections on 3/14/14.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to grant a 63-day extension to 10/28/14, during which time no fine would accrue. In a voice vote, motion passed 6-0.

Case: CE14030038

2790 Southwest 3 Street
MATTHEW WESLEY JOHNSON REV TR
KEELING, K CINDY TRSTEE

Service was via posting on the property on 8/12/14 and at City Hall on 8/13/14.

George Oliva, Building Inspector, testified to the following violations:
FBC(2010) 105.1

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION WORK PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS AND INSPECTIONS:

1. A CARPORT WAS BUILT WITHOUT A PERMIT AT THE REAR OF THE PROPERTY BETWEEN 2007 AND 2008.
2. ALL THE WINDOWS WERE REPLACED AND SHUTTERS WERE INSTALLED IN THE OPENINGS.

FBC(2010) 110.9

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED-UP WITHOUT OBTAINING THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT THE PERMITTING AND INSPECTION PROCESS.

Inspector Oliva submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 28 days or a fine of \$125 per day, per violation. He confirmed the property was occupied.

Motion made by Mr. Nelson, seconded by Ms. Ellis, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 28 days, by 9/23/14 or a fine of \$50 per day, per violation, would begin to accrue and to record the order. In a voice vote, motion passed 6-0.

Case: CE14030884

1213 Northwest 23 Terrace
THOMAS, BETHANI J
WILLIAMS, KIMBERLY

Certified mail sent to the owner was accepted on 8/7/14.

George Oliva, Building Inspector, testified to the following violations:
FBC(2010) 105.1

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION WORK PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS AND INSPECTIONS:

1. INTERIOR REMODELING WAS DONE IN THE BATHROOMS(2) AND KITCHEN. PERMIT HISTORY SHOWS ONLY ONE BATHROOM WAS BUILT WITH A PERMIT. THERE ARE TWO EXISTING AND BOTH WERE REMODELED.
2. IN THE LAUNDRY ROOM A NEW WASHER & DRYER HOOK-UP WAS INSTALLED.
3. THE EXISTING WATER HEATER WAS REPLACED.

FBC(2010) 110.9

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED
AND/OR COVERED-UP WITHOUT OBTAINING THE REQUIRED
INSPECTIONS APPROVAL FROM THE BUILDING DEPARTMENT
THROUGHOUT THE PERMITTING AND INSPECTION PROCESS.

Inspector Oliva stated the case was begun pursuant to a complaint from the tenant. He submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 28 days or a fine of \$25 per day, per violation.

Ms. Pryor read a letter from the owner requesting the case be rescheduled because the owner was taking her daughter to college. The owner also indicated she thought the electrical and plumbing corrections had been made. Inspector Oliva said the owner had originally taken "baby steps" toward compliance but had then "dropped the ball." He remarked the property was tenant-occupied. Inspector Oliva did not want to reschedule the hearing.

Mr. Mohnani questioned whether the permits could be pulled and the work done within 28 days. Inspector Oliva said if the owner made progress in 28 days, he would recommend an extension. The owner had been aware of the violations since April 2014.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 28 days, by 9/23/14 or a fine of \$25 per day, per violation, would begin to accrue and to record the order. In a voice vote, motion passed 5-1 with Mr. Mohnani opposed.

Case: CE14040884

1630 Northwest 25 Terrace
SRP SUB LLC

Certified mail sent to the registered agent was accepted on 8/11/14.

George Oliva, Building Inspector, testified to the following violations:
FBC(2010) 105.1

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION
WORK PERFORMED WITHOUT OBTAINING THE REQUIRED
PERMITS AND INSPECTIONS AS FOLLOWS:

1. A CENTRAL A/C PACKAGE UNIT STYLE WAS INSTALLED
ON THE NORTH GABLE OF THE PROPERTY, WITH A
COMPLETE DUCT SYSTEM.

2. WINDOWS WERE REPLACED AT THE REAR OF THE DWELLING FACING THE EAST SIDE OF THE PROPERTY LOT.
3. INTERIOR ALTERATIONS INSIDE THE KITCHEN AND BATHROOMS.

FBC(2010) 110.9

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED-UP WITHOUT OBTAINING THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT THE PERMITTING AND INSPECTION PROCESS.

Inspector Oliva submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 28 days or a fine of \$175 per day, per violation. He said the owner was a realty company for whom there were approximately 20 open Code Enforcement cases for work without permits. Inspector Oliva had spoken to the management company and informed them they could not keep requesting extensions of time. He had advised the property management company that they would be arrested if they continued to do work without permits in the City.

Motion made by Mr. Nelson, seconded by Ms. Ellis, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 28 days, by 9/23/14 or a fine of \$100 per day, per violation, would begin to accrue and to record the order. In a voice vote, motion passed 5-1 with Mr. Mohnani opposed.

Case: CE14050427

6840 Northwest 31 Way
MCKEE, STEVEN

Service was via posting on the property on 8/12/14 and at City Hall on 8/13/14.

George Oliva, Building Inspector, testified to the following violations:
FBC 105.1

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION WORK PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS AND INSPECTIONS.

THE FRONT OF THIS SINGLE FAMILY DWELLING HAS BEEN CHANGED. A STOP WORK WAS ISSUED.

1. A ROOM FACING THE WEST SIDE HAS BEEN CONVERTED INTO A 1 CAR GARAGE WITH AN OVERHANG.
2. THE GARAGE DOOR WAS INSTALLED IN THE ENLARGED EXISTING WINDOW OPENING AND AN OPENING FACING THE NORTH WAS ENCLOSED.
3. THE ROOF OVER THE FRONT PORCH WAS EXTENDED

ABOUT FIVE FEET TO THE WEST WITH FOUR 4"X4" SUPPORTING COLUMNS, NEW RAFTERS, ROOF SHEATHING AND SHINGLES.

4. LAMPS WERE INSTALLED INSIDE THE CEILING SPACE.
5. THE WINDOWS WERE REPLACED.

FBC(2010) 110.9

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT THE PERMITTING AND INSPECTION PROCESS.

FBC(2010) 1604.1

THE STRUCTURES FOR THE ROOF AND WALLS BELONGING TO THE FRONT PORCH AND THE BEDROOM WERE CONVERTED INTO A GARAGE. THEY DO NOT MEET THE STANDARD FOR GRAVITY LOADING AND HAVE NOT BEEN DEMONSTRATED TO WITHSTAND THE REQUIRED WIND LOADING THROUGH THE PERMITTING PROCESS. ALL THE STRUCTURES THAT WERE DONE ILLEGALLY ARE DEEMED TO BE UNSAFE AS PER FBC 116.1.2 AND THE CONSTRUCTION IS UNDERDESIGNED. IT WOULD NOT PROVIDE THE REQUIRED RESISTANCE TO THE WIND'S UPLIFT.

Inspector Oliva said a Stop Work Order had been posted on the property. He submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 28 days or a fine of \$75 per day, per violation.

Motion made by Mr. Nelson, seconded by Ms. Ellis, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 28 days, by 9/23/14 or a fine of \$75 per day, per violation, would begin to accrue and to record the order. In a voice vote, motion passed 5-1 with Mr. Mohnani opposed.

Mr. Mohnani objected to allowing only 28 days for compliance. Inspector Oliva said he had spoken with the owner and his contractor but there had been no progress.

Case: CE14060033

3300 Northeast 16 Street
LEON, AIRO ALBERTO LABRADOR
BAYUELO, MONICA RANGEL

Service was via posting on the property on 8/20/14 and at City Hall on 8/13/14.

Robert Masula, Building Inspector, testified to the following violation:
FBC(2010) 105.1

INTERIOR DEMOLITION AND REMODELING WORK BEING DONE
WITHOUT THE REQUIRED PERMITS OR INSPECTIONS.

Inspector Masula said on 7/1/14 a Stop Work Order had been posted on the property. He submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 28 days or a fine of \$20 per day.

Motion made by Mr. Mohnani to order the owner to apply for a permit within 28 days and to perform the work within 90 days or a fine of \$20 per day and to record the order. Motion died for lack of a second.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 28 days, by 9/23/14 or a fine of \$20 per day would begin to accrue and to record the order. In a voice vote, motion passed 5-1 with Mr. Mohnani opposed.

Case: CE13041345

609 Southwest 6 Avenue
KLASSEN, JAMES R & CATHERINE J

This case was first heard on 9/24/13 to comply by 11/26/13. Violations and extensions were as noted in the agenda. The property was not in compliance.

George Oliva, Building Inspector, reported FBC 105.1 items 2 and 3 were complied and a permit application had been submitted for FBC 105.1 item 1. He recommended a 28-day extension.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to grant a 28-day extension to 9/23/14, during which time no fine would accrue. In a voice vote, motion passed 6-0.

Case: CE13101030

1329 Northwest 7 Terrace
TOTAL HOUSING INC

This case was first heard on 3/25/14 to comply by 4/22/14. Violations and extensions were as noted in the agenda. The property was not in compliance.

George Oliva, Building Inspector, said the owner had resubmitted the application with corrections and recommended a 63-day extension.

Motion made by Ms. Ellis, seconded by Ms. Hinton, to grant a 63-day extension to 10/28/14, during which time no fine would accrue. In a voice vote, motion passed 6-0.

Case: CE13120663

1309 Northwest 24 Avenue
WEIT, RICHARD C & MELANIE

This case was first heard on 7/22/14 to comply by 8/26/14. Violations were as noted in the agenda. The property was not in compliance.

George Oliva, Building Inspector, said the permit application had been submitted and recommended a 28-day extension.

Motion made by Mr. Nelson, seconded by Ms. Ellis, to grant a 28-day extension to 9/23/14, during which time no fine would accrue. In a voice vote, motion passed 6-0.

Case: CE13121503

1360 Southwest 32 Street
LARA, JOSE A & MARIA T

This case was first heard on 6/24/14 to comply by 8/26/14. Violations were as noted in the agenda. The property was not in compliance.

George Oliva, Building Inspector, reported the owner was working toward compliance and recommended a 91-day extension.

Motion made by Mr. Dooley, seconded by Mr. Nelson, to grant a 91-day extension to 11/25/14, during which time no fine would accrue. In a voice vote, motion passed 6-0.

Case: CE14051587

2375 Southwest 30 Terrace
GARCIA, SEGUNDO
GONZALEZ, ZENAIDA

This case was first heard on 7/22/14 to comply by 8/26/14. Violations were as noted in the agenda. The property was not in compliance.

George Oliva, Building Inspector, said the tenant had allowed him to reinspect the property and the garage had been converted back to a garage. The aluminum roof had also been removed. The property owners were in Spain and the tenant was corresponding with them regarding the permit application. He recommended a 63-day extension.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to grant a 63-day extension to 10/28/14, during which time no fine would accrue. In a voice vote, motion passed 6-0.

Case: CE13040766

3038 North Federal Highway # F
RJD HOLDINGS LLC

This case was first heard on 6/24/14 to comply by 8/26/14. Violations were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the master permit application and a mechanical sub-permit application had been submitted on 7/31/14. Both had failed plan review, been picked up for corrections and resubmitted. He recommended a 63-day extension.

Motion made by Mr. Nelson, seconded by Ms. Ellis, to grant a 63-day extension to 10/28/14, during which time no fine would accrue. In a voice vote, motion passed 6-0.

Case: CE14051229

128 Northeast 16 Terrace
ZARITSKY, HAL GORDON

This case was first heard on 7/22/14 to comply by 8/26/14. Violations were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported permit applications had been submitted on 8/22/14 and recommended a 28-day extension.

Motion made by Mr. Nelson, seconded by Ms. Ellis, to grant a 28-day extension to 9/23/14, during which time no fine would accrue. In a voice vote, motion passed 6-0.

Case: CE10121519

4342 North Federal Highway
GERIG GROUP LLC

This case was first heard on 11/26/13 to comply by 1/28/14. Violations, notice and extensions were as noted in the agenda. The property was complied, fines had accrued to \$675 and the City was requesting the full fine be imposed.

Robert Masula, Building Inspector, recommended no fine be imposed. Mr. Nelson asked about administrative costs. Ms. Pryor had not calculated the administrative costs but offered to. Inspector Masula stated he and staff had requested no fines be imposed because the case had caused a hardship for the owner.

Motion made by Ms. Ellis, seconded by Ms. Hinton to impose no fine. In a voice vote, motion passed 6-0.

Case: CE11041294

3216 Northeast 42 Court
TESOLIN, BRUNO &
AULENSI, JERI LYNN

This case was first heard on 10/25/11 to comply by 1/24/12. Violations, notice and extensions were as noted in the agenda. The property was complied, fines had accrued to \$2,720 and the City was requesting the full fine be imposed.

Robert Masula, Building Inspector, recommended the full fines be imposed.

Ms. Pryor stated administrative costs totaled \$3,085.

Motion made by Ms. Ellis, seconded by Mr. Nelson, to impose a \$1,125 fine. In a roll call vote, motion passed 4-2 with Mr. Dooley and Chair Elfman opposed.

Case: CE12080842

2425 Northeast 26 Avenue
RUBENSTEIN, PAUL C
PAUL C RUBENSTEIN REV LIV TR

This case was first heard on 3/25/14 to comply by 6/24/14. Violations, notice and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$340 fine, which would continue to accrue until the property complied.

Robert Masula, Building Inspector, reported there had been no permit activity. He had spoken with the owner about the importance of attending this hearing. Inspector Masula recalled that in March, the owner had stated his intention to apply for a variance but the owner had not done so.

Motion made by Mr. Nelson, seconded by Ms. Hinton to find that the violations were not complied by the Order date, and to impose the \$340 fine, which would continue to accrue until the violations were corrected. In a voice vote, motion passed 6-0.

Case: CE13100827

1609 Northwest 11 Street
SCOTT, DONALD H/E
HYDE, MARY LEE & SCOTT JOSEPH

This case was first heard on 11/26/13 to comply by 1/28/14. Violations, notice and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$3,400 fine, which would continue to accrue until the property complied.

George Oliva, Building Inspector, reported FBC 105.1 was complied and the only remaining issue was final inspection for the permits. He recommended a 91-day extension.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to grant a 91-day extension to 11/25/14, during which time no fine would accrue. In a voice vote, motion passed 6-0.

Case: CE14011095

327 Southwest 13 Terrace
CASTILLO, MARIA

This case was first heard on 6/24/14 to comply by 7/22/14. Violations and notice were as noted in the agenda. The property was not in compliance and the City was requesting imposition of an \$850 fine, which would continue to accrue until the property complied.

George Oliva, Building Inspector, reported the violations were complied and recommended no fine be imposed.

Motion made by Mr. Nelson, seconded by Ms. Ellis, to impose no fine. In a voice vote, motion passed 6-0.

Case: CE14041075

2165 Northwest 19 Street
STRAIGHTLINE MASONRY INC

This case was first heard on 6/24/14 to comply by 7/22/14. Violations and notice were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$4,550 fine, which would continue to accrue until the property complied.

George Oliva, Building Inspector, described violations that had been complied and said only item 105.1 item 1b and FBC 110.9 remained. He recommended a 63-day extension.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to grant a 63-day extension to 10/28/14, during which time no fine would accrue. In a voice vote, motion passed 6-0.

Case: CE09081512

1405 Northeast 1 Avenue
FEDERAL NATIONAL MORTGAGE ASSN
% NATIONSTAR MORTGAGE LLC

This case was first heard on 6/24/14 to comply by 7/22/14. Violations and notice were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$1,700 fine, which would continue to accrue until the property complied.

Chair Elfman asked about current ownership of the property and Ms. Vargas checked the computer. George Oliva, Building Inspector, confirmed that ownership had recently changed and recommended the case be withdrawn.

Ms. Hasan recommended imposing fines against the bank.

Motion made by Mr. Nelson, seconded by Ms. Ellis to find that the violations were not complied and to impose the \$1,700 fine, which would continue to accrue until the violations were corrected. In a voice vote, motion passed 6-0.

Approval of Meeting Minutes

Motion made by Ms. Ellis, seconded by Mr. Nelson, to approve the minutes from the Board's June 22, 2014 meeting. In a voice vote, motion passed 6-0.

Motion made by Mr. Nelson, seconded by Ms. Ellis, to approve the minutes from the Board's July 22, 2014 meeting. In a voice vote, motion passed 6-0.

Communication to the City Commission

None.

For the Good of the City

No discussion.

Cases Complied

The below listed cases were complied. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record.

CE14020651 CE14061927 CE14041712 CE13111458
CE13021167

Cases Withdrawn

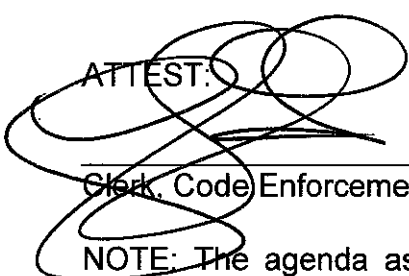
The below listed cases were withdrawn. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record.

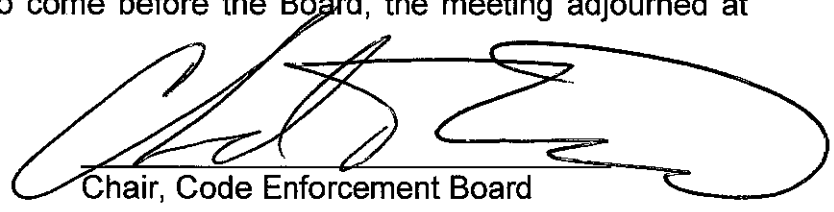
CE13101633

CE14030835

There being no further business to come before the Board, the meeting adjourned at 1:06 p.m.

ATTEST.



Clerk, Code Enforcement Board

Chair, Code Enforcement Board

NOTE: The agenda associated with this meeting is incorporated into this record by reference.

Any written public comments made 48 hours prior to the meeting regarding items discussed during the proceedings have been attached hereto.

Minutes prepared by: Jamie Opperee, ProtoType Inc.